App F IX-4
Previous References

1954-55
(C.H)

File No 71-54
Serial Nos 5, 6,

Later References
LL H 46 GBH 89

MYSORE GOVERNMENT SECRETARIAT

Ser al Nos Two

P-18
E

Part B for July 1954

SUBJECT

Bangalore Development committee
Housing Development (General) formation of
layouts etc,

WD 0355—GPB—25,000—2 7 53

To,

The Commissioner, Bangalore corporation
" Chairman, C D T.B Bangalore
" Commissioner, Land Records & Survey
" Chief Engineer
" Government Architect
" Chairman, Labour Housing Corporation
" Press Table

L 3780-6/dated 7 7 54

27/7/54

M G. S APP F III—1]

(1)

MYSORE GOVERNMENT SECRETARIAT

(Rl)

NOTES

File No

FILE HEADING

Housing Development

FROM Extract from the Bangalore Development Committee - Housing Development - (General) page 37 No report - point b, c d, e

No Dated Received

Diary No 1377/Rel Enclos Spare copies — Serial No

BRIEF ABSTRACT OF LETTER

Items b, c d, e & the report Page 37 the Report - Controlled materials, finance, exemption from Stamp duty & Taxes,

NOTES AND ORDERS

Submitted

Orders file Assistant Secretary L & E in file No 984/Rel/54, on 13-5-54

Item (B) may be referred to the Building Secretariat
" (c) " " Financial Dept
" (e) " " Legal Revenue Dept

2 ✓ Copy file extract is sent up
This may be referred to the above Branches

NOTES—First Sheet

WD—0[illegible]53 GIL—1[illegible]000 10-7-53

Housing Development - (General) —

(2)

File No. 1377/HE of 195

Mysore Government Secretariat

for taking action already taken by their branch as noted above

3) Dy Secy 26/5/54 A/S Secy 28/5

4) - Co-operative - pertaining to Food Supplies - Letter - The file may now be passed on to the Financial Adv - -

Dy Secy 2 7/6 2/6/54 Asst Secy (Estt) 5) Adv 1/6

Sri VKV

REVENUE SECRETARIAT 1307 29 MAY 1954 FOOD DEPARTMENT

FIN -2 JUN 1954 1894/B BUDGET

6) - In reference to observation by Finance Department is being made for

(1) Advances to our Servants - -

(2) - Loans to House building Co-operative Societies - - - -

7) No further action is possible since the present position of demands / the reduction of the loans provided in the Budget and no scope for additional finance exists

Dy Secy 2/6

8) 3/6

Under Secy Ms Secy 3/6

REVENUE SECRETARIAT

1877/Rel 2225

I(3) Housing Development (General) (c) item SR

MYSOR GOVT SECTT.
JI 1. 4
No
SPECIAL REVENU BRANCH

8) The Secy of the Financial Secretary inspector of financing to Chief for perusal

9) Secretary the file may be referred to the Special Revenue Branch for taking cognizance as noted at Para 1

11/6

Dy 7/6 Sa 9/6

AS Spl Rev

MYSOR GOVT SECTT.
Jan 14 1954
No
SPECIAL REVENU BRANCH

10) Extract of item (e) relating to exemption from stamp duty, has been taken and ~~of same~~ sealed separately. The file may now be returned to the Municipal Branch, with reference to para (9)

sealed

Asst Secy, Rel 11/12 17/6

16/6

16/6 12) No action taken by this Respective Branches is to perusal of affirmed this will be closed

DK

24 28/6 Sa

3/12

M G. S APP F III—1]

MYSORE GOVERNMENT SECRETARIAT

NOTES

File No.

FILE HEADING

Blore Development Committee — Housing Development (General) — Formation of Co-operatives.

From

Hosing

No — Dated — Received —

Diary No 985 Fin | Enclos | Spare copies | Serial No

BRIEF ABSTRACT OF LETTER

Extract of the Report on Bore Project

NOTES AND ORDERS

Dft letter to the Chairman, C.I.T.B Blore CB proceedings for approval

CB 8/5 8/5/55

2) The extract of the report is for kind perusal. In my opinion, the entire proposals contained in the extract may be agreed to and the approval of Govt. may be communicated in the form of a G.O. for guidance of the Chairman and Comm. Blore copy Secy

1315

3) Draft

15/5/55

15/5/55

15/5/55

15/5/55

SECRETARIAT GOVERNMENT 15 MAY 1954 SECRETARIAT

Notes—First Sheet

WD—03353 GPE—1C 1000—10-1-53

Bangalore Development Committee report - Housing

File No. 985/one of 195 (5)

Mysore Government Secretariat

4) Typed draft G.O is for approval

5) It is respectfully brought to the notice that if this G.O is issued, it may conflict with the Sanctioned Schemes & Layouts of the Town Board on hand. It appears necessary to obtain the views of the Corporation & Town Board and Council Resolution on the suggestions of the Report before this G.O is issued - for orders

27/5

28/5

6) Refer the 1st and the page) the draft G.O.

30/5

7) Typed draft G.O is for approval.

1/6/54 3/6

8) 3/6

9) for approval

Minister / Chairman 8/6 9/6 10) 18/6/54

18/6

11) 25-6-54

OFFICE OF THE MINISTER FOR PUBLIC HEALTH & LOCAL SELF GOVERNMENT 9 JUN 1954 No. 1165

SECRETARIAT LSG DEPARTMENT 3 JUN 1954

1935

Housing Development — Bangalore

Mysore Government Secretariat

985/me File No 137 of 195 [App F III 2a (6)

Serial No	
	To
	do RO
	" Comm CDS High the Mayor
	" Chairman C I T B Bangalore
	" Commr Land Revns & Survey
	" C E
	" Govt Architect
	" Chairman Mysore Labour Housing Board
	Room Table
	L. 3780-6/CM 71-52-6 & 7754
Press 8/7/54	Printed, Published in the Gazette & Printed copies also issued to the Addressees
12/7/54	

Notes — Contn Sheet

File No of 195

Mysore Government Secretariat

Serial No

WD 04861—GPB—60 000—22-1 54

EXTRACT FROM THE REPORT OF THE BANGALORE DEVELOPMENT COMMITTEE.

B. Housing Development(General)- Vide page 37.

xxx xxx xxx

At the same time, assistance should be given to private builders and building organisations on the following lines recommended by the National Planning Commission -

(a) Simplification of the procedure regarding land acquisition in favour of co-operative housing societies and Housing Corporations,

(b) Removal of difficulties in the way of getting controlled materials,

(c) Provision of finance on easy terms for house building purposes to individuals and housing societies,

(d) Provision of adequate amenities and services for all housing schemes,

(e) exemption from stamp duty on purchase of land for low income group housing;

(f) Exemption from General Municipal Tax and Urban immovable property Tax for a fixed number of years on all transactions for low income group housing,

(g) Making available model plans of houses suitable for low income group and middle class persons and simplifications of the procedure for giving sanction to the building of such houses by local bodies, and

(h) Provision of free advice regarding suitable designs and building materials Technical advice re construction may also be made available at a nominal charge to cover the actual administrative expenses

Reference may also be invited in this connection to a proposal made by the Mysore Chamber of Commerce.

"It is necessary that a big Housing Corporation is set up with a capital of, say, Rs.20 lakhs with power to take loans from Government or by issuing debentures when necessary. This should be actively supported by Government as otherwise there will not be any impetus in proceeding quickly with construction of houses Facilities for acquiri acquiring suitable land and adequate supply of building materials must be made to this Corporation so that the work is not hampered for lack of materials or funds.

The proposal deserves earnest consideration

In this connection the desirability of having a Housing Board as in Bombay has to be considered. As stated already, the problem of housing lower income groups (including middle classes) has ~~already~~ has probably even more difficult aspects than that of the labour classes. The question of having an agency to execute housing schemes for such people is therefore essential. A Housing Board with special

with special responsibility for labour welfare, trusted with the work of inspection, sanitary conditions for other social services, etc, on the lines of the Mines Board in Bombay, may be necessary. Housing schemes under the scheme envisaged may be financed by grants from the Central or State Governments or by issuing debentures.

- - - -

[illegible]

For Secretary to Government,
Labour & Civil Supplies Department.

knr-3/5-5-54

C on 7X-54-(3)-5

GENERAL 985 7 MAY 1954 MUNICIPAL BRANCH

Extract from the Report of Bangalore Development Committee

B Housing Development (General) - Vide page 35 of the Report

xxx xxx xxx

There are only about 2,000 vacant sites available for building houses in the City and Extensions The bulk of the housing requirements must therefore be met by laying out new extensions in suitable places These extensions, which are described as (satellite) towns or neighbourhoods according to their size and degree of self sufficiency, should be rationally designed They should be physically separate from each other and from the built up area of the City They should not be regarded merely as dormitories for people working in the City but as units of communit life, providing a sufficient number of shopping premises, schools, playgrounds for children and some amount of open spaces for ventilation and ree creation Where they are meant mainly for the housing of industrial workers, proximity to the place of work is the most important consideration The street system should be designed so as to prevent through traffic from entering the residential areas, thereby mainimising traffic hazaards and expenses of street maintenance

2) In the last chapter, we have recommended the formation of such extension near (1) The Hindustan Air craft Ltd , (2) The Indian Telephone Industries and (3) The Machine Tool Factory at Jalahalli If the Survodaya Mill near Yeswanthpur is expanding its operations, as is said to be contemplated, a "neighbourhood" near the Mill would be necessary to accomodate people working in this mill as well as in the small factories near about

3) The following schemes prepared by the City Improvement Trust Board, which are not new independent layout but are mainly intended to improve slum conditions do not in all respects satisfy the criteria of neighbourhood pllanning as explained above They should neverthless be carriedout on the principle of tole ating the lesser of two evils

1 Lakshminarayanapuram, Ramachandrapuram and Maruthi Extension
2 Yediyur - Nagasandra Layout
3 Layout of Anjanappa Garden
4 Vasanthanagar Layout
5. Doddabylkhana Extension
6 Layout of the a ea behind Water Supply Division

4) The schemes noted below may be carried out subject to some modifications so as to provide some more open space -

1 Ramakrishna Mutt Extension
2 Sampagihalli Tank Layout
3 Bheemanna Gardens
4 Nardidrug Road Layout
5 Layout North of Mission Road

9) Schemes proposed for laying out the following area may be dropped we recommend that these areas be preserved as open space, either as agricultural land or as parks

(1) Area opposite to Shivaji Talkies - Area bounded by Sri Jaya-chamarajendra Road, Mission Road, Lalbagh Road, and Mavalli Tank Bund Road,

(2) Area between Lalbagh Road, Hosur Road and Monkey thope Road - These are rich garden lands and it is best preserve these as such Moreover, a major por ion of the area is unsewerable and unfit for building

(3) Tank bed in Goripalya - There are high tension wires crossing right across the area May be left as open space for the area

If further areas are required for residential extensions, they may be developed on the south east of the City on either side of Hosur Road, where good building land is available These areas are marked on the development plan

By far the most effective way in which the State Government and Local Authorities can promote general housing is by making developed houses sites available for sale or lease to the public, in other words by laying out "Extensions" as and when they are needed

=======

For Secretary to Government,
L S G & Planning Departments

knr-3/5 -5

Extract from the Report of Bangalore Development Committee

B. Housing Development (General) - Vide page 35 of the Report.

xxx xxx xxx

There are only about 2,000 vacant sites available for building houses in the City and Extensions The bulk of the housing requirements must therefore be met by laying out new extensions in suitable places. These extensions, which are described as (satellite) towns or neighbourhoods according to their size and degree of self sufficiency, should be rationally designed They should be physically separate from each other and from the built up area of the City They should not be regarded merely as dormitories for people working in the City but as units of community life, providing a sufficient number of shopping premises, schools, playgrounds for children and some amount of open spaces for ventilation and recreation. Where they are meant mainly for the housing of industrial workers, promimity to the place of work is the most important consideration The street system should be designed so as to prevent through traffic from entering the residential areas, thereby minimising traffic hazards and expenses of street maintenance

In the last chapter, we have recommended the formation of such extension near (1) The Hindustan Air craft Ltd., (2) The Indian Telephone Industries and (3) The Machine Tool Factory at Jalahalli If the Suryodaya Mill near Yeswanthpur is expanding its operations, as is said to be contemplated, a "neighbourhood" near the Mill would be necessary to accomodate people working in this mill as well as in the small factories near about.

The following schemes prepared by the City Improvement Trust Board, which are not new independent layout but are mainly intended to improve slum conditions do not in all respects satisfy the criteria of neighbourhood pllanning as explained above They should neverthless be carriedout on the principle of tolerating the lesser of two evils

1. Lakshminarayanapuram, Ramachandrapuram and Maruthi Extension
2. Yediyur - Nagasandra Layout
3. Layout of Anjanappa Garden
4 Vasanthanagar Layout
5 Doddabylkhana Extension
6. Layout of the area behind Water Supply Division

The schemes noted below may be carried out subject to some modifications so as to provide some more open space -

(6)

1. Ramakrishna Mutt Extension
2. Sampagihalli Tank Layout
3. Bheemanna Gardens.
4. Nandidrug Road Layout
5. Layout North of Mission Road.

Schemes proposed for laying out the following area may be dropped we recommend that these areas be preserved as open space, either as agricultural land or as parks.

(1) Area opposite to Shivaji Tallies - Area bounded by Sri Jayachamarajendra Road, Mission Road, Lalbagh Road, and Mavalli Tank Bund Road,

(2) Area between Lalbagh Road, Hosur Road and Monkey thope Road - These are rich garden lands and it is best preserve these as such. Moreover, a major portion of the area is unsewerable and unfit for building

(3) Tank bed in Goripalya - There are high tension wires crossing right across the area. May be left as open space for the area.

If further areas are required for residential extensions, they may be developed on the south east of the City on either side of Hosur Road, where good building land is available. These areas are marked on the development plan.

By far the most effective way in which the State Government and Local Authorities can promote general housing is by making developed house sites available for sale or lease to the public, in other words by laying out "Extensions" as and when they are needed.

=======

For Secretary to Government,
L.S.G & Planning Departments.

knr-3/5 -5

PROCEEDINGS OF THE GOVERNMENT OF MYSORE (7)

11 specs

READ -

Report of the Bangalore Development Committee, making general recommendations on the Development of Bangalore in general (vide recommendation on 'B' Housing Development-General - page 35)

ORDER NO L 3780-6/C M 71-54-6

Dated, Bangalore, the 3-3-54

Government have examined the general recommendations made by the Bangalore Development Committee on the matter of formation of extensions, housing of workers and other classes of people in any locality and agree with these general recommendations made and are pleased to order as follows for the guidance of the City Improvement Trust Board, Bangalore and also the Corporation of the City of Bangalore

1 As there are only about 2,000 vacant sites available for building houses in the City and Extensions, the bulk of the housing requirements has to therefore be met by laying out new extensions These extensions which are described as (Satellite) towns or neighbourhoods according to their size and degree of self sufficiency, should be rationally designed They should be physically separate from each other and from the built up area of the City They should not be regarded merely as dormitories for people working in the City, but as units of community-life, providing a sufficient number of shopping premises, schools play grounds for children and some amount of open spaces for ventilation and recreation where they are meant mainly for the housing of industrial workers Proximity to the place of work is the most importnt consideration

2 The Street system should be designed so as to prevent through traffic from entering the residential areas, thereby minimising traffic hazaards and expenses of street maintenance

3 The formation of such extensions are necessary near (1) The Hindustan Air Craft Ltd , (2) The Indian Telephone Industries and (3) The Machine Tool Factory at Jalahalli If the Saryodaya Mill near Yeswanthpur is expanding its operations, as is said to be contemplated, a "neighbourhood near the mill would be necessary to accommodate people working in this mill as well as in the small factories near about

(2)

4 The following schemes prepared by the City Improvement Trust Board, which are not new independent layout but are mainly intended to improve slum conditions do not in all respects satisfy the criteria of neighbourhood planning as explained above. They should neverthless be carried out on the principle of tolerating the lesser of two evils

1 Lakshminarayanapuram, Ramachandrapuram and Maruthi Extension,
2 Yediyur - Nagasandra Layout,
3 Layout of Anjanappa Garden,
4 Vasanthanagar Layout
5 Doddabylkhana Extension,
6 Layout of the area behind water supply Devision

5 The schemes noted below may be carried out subject to some modifications so as to provide some more open spaces -

1 Ramakrishna Mutt Extension
2 Sampagihalli Tank Layout
3 Bheemanna Gardens
4 Nandidrug Road Layout
5 Layout North of Mission Road

6 The Schemes proposed for laying out in the following areas may be dropped They may be preserved as open spaces either as agricultural land or as parks -

1 Area opposite to Shivaji Talkies - area bounded by Sri Jayachamarajendra Road, Mission Road, Lalbagh Road, and Mavalli Tank Bund Road,

2 Area between Lalbagh Road, Hosur Road and Mokey thope Road - These are rich garden lands and it is best to preserve these as such Moreover, a major portion of the area is unsewerable and unfit for building,

3 Tank bed in Goripalya - there are high tension wires crossing right across the area may be left as open space for the area

7 If further areas are required for residential extensions, they may be developed on the South east of the City on either side of Hosur Road, where good building land is available These areas are

(9)

These areas are marked on the development plan

8 The most effective way in which the Local Authorities can promote general housing is by making developed houses sites available for sale or lease to the public, in other words by laying out extensions as and when they are needed

9 The housing system may therefore be decided in the light of the above directions

Secretary to Government,
L S G & Planning Departments

316

To

The Revenue Commissioner in Mysore, Bangalore,
" Commissioner, C C B thro ' the Mayor
" Chairman, City Improvement Trust Board, Bangalore
" Commissioner for Land Recods and Survey Settlement in Mysore, Bangalore,
" Chief Engineer of Mysore, Bangalore,
" Government Architect and Town Planning Officer,
" Chairman, Mysore Labour Housing Board, BG-2

Pres Table

knr-draft/1-6-54

29/6/54

(15)

S.O.

GOVERNMENT OF MYSORE

LOCAL SELF-GOVERNMENT AND PLANNING DEPARTMENTS

G O No L 3780 86— CM 71 54 6 dated 7th July 1954

Development of Bangalore in Housing

Issues instructions in respect of — — according to the report of the Bangalore Development Committee

READ—

Report of the Bangalore Development Committee making general recommendations on the Development of Bangalore in general (*vide* recommendation on B Housing Development—General—page 35)

ORDER No L 3780 86—CM 71 54 6, DATED BANGALORE, THE 7TH JULY 1954

Government have examined the general recommendations made by the Bangalore Development Committee on the matter of formation of extensions, housing of workers and other classes of people in any locality and agree with the recommendations made and are pleased to order as follows for the guidance of the City Improvement Trust Board Bangalore and also the Corporation of the City of Bangalore

1 As there are only about 2,000 vacant sites available for building houses in the City and Extensions, the bulk of the housing requirements has to be met by laying out new extensions These extensions which are described as (Satellite) towns or neighbourhoods, according to their size and degree of self sufficiency should be rationally designed They should be physically separate from each other and from the built up area of the City They should not be regarded merely as dormitories for people working in the City, but as units of community life, providing a sufficient number of shopping premises, schools, play grounds for children and some amount of open spaces for ventilation and recreation where they are meant mainly for the housing of industrial workers Proximity to the place of work is the most important consideration

2 The street system should be designed so as to prevent through traffic from entering the residential areas, thereby minimising traffic hazard and expenses of street maintenance

3 The formation of such extensions are necessary near (1) The Hindustan Aircraft Ltd , (2) The Indian Telephone Industries and (3) The Machine Tool Factory at Jalahalli If the Suryodaya Mill near Yeswanthpur is expanding its operations, as is said to be contemplated, a "neighbourhood near the Mill would be necessary to accommodate people working in this Mill as well as in the small factories near about

4 The following schemes prepared by the City Improvement Trust Board, which are not new independent layouts but are mainly intended to improve slum conditions, do not in all respects satisfy the criteria of neighbourhood planning as explained above They should nevertheless be carried out on the principle of tolerating the lesser of two evils

(1) Lakshminarayanapuram, Ramachandrapuram and Maruthi Extension
(2) Yediyur Nagasandra layout
(3) Layout of Anjanappa Garden
(4) Vasanthanagar Layout
(5) Doddabylkhana Extension
(6) Layout of the area behind Water Supply Division

(h)

No L 3780 86—CM 71 54 6, DATED 7TH JULY 1954

5 The schemes noted below may be carried out subject to some modifications so as to provide some more open spaces —

(1) Ramakrishna Mutt Extension
(2) Sampagihalli Tank Layout
(3) Bheemanna Gardens
(4) Nandidrug Road Layout
(5) Layout north of Mission Road

6 The schemes proposed for laying out in the following areas may be dropped They may be preserved as open spaces either as agricultural land or as parks —

(1) Area opposite Shivaji Talkies—area bounded by Sri Jayachamarajendra Road, Mission Road, Lal Bagh Road and Mavalli Tank Bund Road ,
(2) Area between Lal Bagh Road, Hosur Road and Monkey Thope Road These are rich garden lands and it is best to preserve these as such Mereover, a major portion of the area is unsewerable and unfit for building
(3) Tank bed in Goripalya—there are high tension wires crossing right across the area—may be left as open space for the area

7 If further areas are required for residential extensions, they may be developed on the south east of the City on either side of Hosur Road, where good building land is available These areas are marked on the development plan

8 The most effective way in which the Local Authorities can promote general housing is by making developed houses sites available for sale or lease to the public, in other words, by laying out extensions as and when they are needed

G V K RAO,
Secretary to Government,
Local Self Government and
Planning Departments

To—The Revenue Commissioner in Mysore
The Commissioner Corporation of the City of Bangalore (through the Mayor)
The Chairman City Improvement Trust Board Bangalore
The Commissioner for Land Records Survey and Settlement in Mysore
The Chief Engineer of Mysore Bangalore
The Government Architect and Town Planning Officer for Mysore
The Chairman Mysore Labour Housing Corporation Bangalore
PRESS TABLE

Exd —G R N

WD 2906—GI B—413—10 7 54

L 3787
7-7-54

To
The Director
Kakinada & Srikakulam
Bargains
(by name)

Dear Sir,

I am desired to forward herewith a copy of letter No L.3780-6/AH 7+54-6-02-7754 from Secretary and to request that the order may be got printed and 150 copies supplied to this Municipal Branch immediately

Yours

37
Asst Secretary

N=6
C-1/p